

## PAUL LAWRENCE DUNBAR SENIOR HIGH SCHOOL



**Description:** Originally named the “M Street School” and later “Preparatory High School for Colored Youth” before being renamed in honor of poet Paul Laurence Dunbar in 1916, Dunbar was D.C.'s first high school for black students. Known for excellent academics which had some parents move to Washington specifically so their children could attend, its faculty was paid well by the standards of the time, earning parity pay to Washington's white school teachers because they were federal employees. Dunbar also boasted a remarkably high number of graduates who went on to higher education.

The Paul Laurence Dunbar High School faced East on First Street, NW; built in 1916, it was a massive brick structure with stone trim, 400 feet long and 150 feet wide. Its Architectural style was derivative of the Elizabethan period as is evidenced from its castellated cornice line, fenestrations, and ordering of its façade and main entrance, located in the middle of the symmetrical building. It was defined by two projecting crenellated towers which rose above the third floor of the building, symbolizing a fortress for learning. The towers contained a Greek Cross Motif. The parapet that connected the two towers contained an ornamental stone clock tipped by two stone finials and below it, the legend “Dunbar High School”.

Dunbar's new school will promote advanced learning that not only promotes a healthy, comfortable environment for students and staff, but is cost efficient in construction and life cycle costs for maintenance and operations. In line with the district's goal of achieving LEED Silver Certification for the Schools or higher, the team is working vigorously to research and implement efficient energy sources and water efficiency strategies.

The winning design has a central “Armory” reminiscent of the old Dunbar that efficiently connects the academic, administrative, auditorium and gymnasium spaces. The new design weaves sports fields of the school and recreation center together through the armory, fostering more frequent interactions between students and staff. The design also allows for ease of circulation and service, facilitating security through a single front entrance. The main entrance of the building is located on N street facing south, putting the school in its historic original location. Visual transparency is maximized to let natural light into learning spaces creating an agreeable learning and teaching environment. The design takes into account ease of maintenance as well as life cycle costs to make the building more efficient.

### Occupant Hours

Dunbar Senior High School is open from 6:00 a.m. until 11:00 p.m. per day, Monday through Friday. On-site engineering coverage is expected Monday through Friday 5:00 a.m. until 5:00 p.m., unless otherwise authorized by COTR.

## **Chief Engineer**

The on-site Chief Engineer shall possess at least a valid 3<sup>rd</sup> Class Engineers license issued by the District of Columbia.

## **Operation of Mechanical Equipment after Hours**

The Contractor shall be responsible for the operations of mechanical, electrical, and utility equipment at the Dunbar Senior High School at other than normal occupant work hours to prevent damage to the building, or building systems and equipment, due to freezing outdoor temperatures. The Government considers these hours part of basic service and the Contractor will not be reimbursed for these hours. Additionally, the Contractor is responsible for ensuring the building temperature conditions are set properly prior to the end of the day (and adjust remotely as needed) to ensure appropriate comfort for any afterhours events, including but not limited to sporting events.

## **Phase-in/Mobilization**

Contractor shall actively participate in the commissioning process and all training associated with this facility. At a minimum, Key Personnel shall participate and Contractor shall determine what additional staff shall participate. Should commissioning on specific pieces of equipment transpired before contract award, Contractor shall be provided the same information by the District via DVD, written material, or verbal training; in either case, contractor is expected to have and obtain the knowledge and experience to operate all building equipment.

**Repair Reimbursable Deductible Threshold: \$1,500.00**

## **Recognized Holidays**

The Government recognizes the following holidays:

1. New Year's Day
2. Martin Luther King's Birthday
3. President's Day
4. Memorial Day
5. July 4th
6. Labor Day
7. Columbus Day
8. Veteran's Day
9. Thanksgiving Day
10. Christmas Day

**Note:** Should a holiday fall on a weekend, the day designated by the Federal Government shall be recognized as the holiday.

## **Property Data**

- School Name: Dunbar Senior High School
- Address: 101 N Street NW, Washington D.C
- Ward: 7
- School Capacity: 1,100
- Current Enrollment: 748

## **Construction Information**

- Construction Type: Raze and New Construction

- Total Building Sq Footage: 258,000 sf
- Garage: Underground
- Substantial Completion: 07/15/2013

**LEED/ Sustainable Design Initiatives:**

Dunbar is planned to achieve LEED Platinum certification in compliance with the US Green Building Council's LEED for Schools 2009 rating system criteria. Additional LEED funding is expected from the following sources;

- Photovoltaic Panel system on the roof.
- EPA - Innovative Storm Water Management Grant (TBD)
- Geothermal Well system.

Innovative "Green Street" construction implemented with the reopening of O St.

Project Team	Firm	Program Manager
- Program Manager	DGS/ DCPEP	Teddy Gebremichael, CCM, LEED-AP Gregory Benson
- Architect	EE K / Moody Nolan (JV)	Matt Bell, AIA, Sean O'Donnell, AIA, LEED AP, Patrick Williams, AIA,
- Contractor	Smoot / Gilbane	Josh Christensen